

EXHIBIT A – FINDINGS
DRC2013-00040 Beltramo

CEQA Exemption

- A. The project qualifies for Class 1 and Class 3 Categorical Exemptions pursuant to State CEQA Guidelines Section 15301 and 15303, respectively, because it involves the demolition of a single-family residence and the construction of a new single family residence on an existing lot, within an urbanized area and will not require the removal of native trees or vegetation. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from proposed project.

Minor Use Permit

- B. The proposed project is consistent with the San Luis Obispo County General Plan because a single-family residence is a permitted use, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Public Works, Coastal Watersheds, Visual and Scenic Resources, Archeology and Air Quality.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed demolition of an existing residence and the construction of a new single family residence will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the construction of the proposed single family residence will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Nottingham Drive, a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Archaeology

- H. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because no indications of prehistoric resources or early historic archaeological resources were found during the preliminary surface survey.

Transfer of Development Credits

- I. Adequate instruments (Preliminary Agreement –Financial Terms and Conditions, The Land Conservancy, dated October 31, 2013) have been executed to assure that lot(s) to be retired will remain in permanent open space and that no development will occur because the applicant will provide verification that the retired lot(s) have been transferred to the Land Conservancy of San Luis Obispo County.

- J. The "receiver" site can accommodate the proposed scale and intensity of development without the need for a variance (Section 23.01.045), exception to height limitations (Section 23.04.124b) or modification to parking standards (Section 23.04.162h), because, as conditioned, the project meets Coastal Zone Land Use Ordinance and Land Use Element requirements.